

Application For Historic District Certificate

APPLICANT:
ADDRESS:
PHONE:

OWNER:
ADDRESS:

RE: Land or Buildings at: _____ **Elm Street, Northampton,** ASSESSORS' MAP #:_____, PARCEL#: _____

Pursuant to Chapter 40C of the General Laws of Massachusetts, application is hereby made for issuance of a Certificate for work within a Local Historic District for:

new building	alteration	demolition or removal	addition/expansion
re-siding	re-roofing	repair/replacement	porch/deck
sign(s)	other (specify):		

Description of proposed work:

I hereby certify that the information on this application and any plans submitted herewith are correct and constitute a complete description of the work proposed. I grant the Historic District Commission members and agents the right to enter my property to inspect the proposed work. If I am not the property owner, I certify that I have received the owner's permission to apply for this certification and am authorized to act of the owner's behalf for this application:

Signature of Applicant/Owner _____ Date / /

If checked and signed, THE PROJECT IS EXEMPT UNDER §26-5, Subsection(s)

☐

(see list of exemptions). THIS SERVES AS THE CERTIFICATE OF NON-APPLICABILITY, with the condition that all work be done in accordance with the description provided by the applicant in this application and the following conditions (if any):

PROJECT IS NOT EXEMPT UNDER §26-5. A CERTIFICATE OF NON-APPLICABILITY IS DENIED. The Commission will hold a public hearing to consider a Certificate of Appropriateness or

Hardship on: / / . Specifically:

Historic Commission or Authorized Subcommittee/Agent:

_____	_____
_____	_____

Date: / /

ELM STREET HISTORIC DISTRICT SECTION 26-5. EXEMPTIONS

Nothing in this Ordinance shall be construed as creating a new responsibility for landowners to maintain their buildings. In addition, the following elements are specifically exempt from review by the Historic District Commission:

- a. Interior work, arrangements or use.
- b. Exterior architectural features not visible from a public way or place, provided they would not be visible even in the absence of all freestanding walls and fences, signs, accessory structures, and landscaping.
- c. The ordinary maintenance, repair or replacement of any exterior architectural feature which does not involve a change of design or appearance.
- d. Landscaping with plants, trees or shrubs.
- e. Meeting any requirements certified by a duly authorized public officer to be necessary for public safety because of an unsafe or dangerous condition.
- f. Temporary structures or signs, where such structures or signs will be on the property for less than 90 days, and where the construction or placement of such structures and signs will not alter any other exterior feature protected by this ordinance.
- g. Terraces, walks, driveways and similar structures, provided that such structure is substantially at grade level.
- h. Freestanding walls or fences that are not part of any other structure, when such walls or fences are allowed as-of-right by the Northampton Zoning Ordinance (no special permits or findings are required).
- i. Storm doors and windows, screens, window air conditioners, lighting fixtures, and antennae, but satellite dish antennae with a diameter of greater than one foot are not exempt.
- j. The paint color.
- k. The color of roof materials.
- l. Signs of not more than one square foot, when such signs are allowed as-of-right by the Northampton Zoning Ordinance (i.e., no special permits or findings are required) and when the construction or placement of such structures and signs will not alter any other exterior feature protected by this ordinance in such a way that it cannot be readily repaired.
- m. The reconstruction, substantially similar in exterior design and appearance, of a building, structure or exterior architectural feature damaged or destroyed by fire, storm or other disaster, provided such reconstruction is begun within one year thereafter and carried forward with due diligence.
- n. The installation of roof-top solar panels.
- o. Any freestanding outdoor art, provided such art is not also a sign, that does not alter any exterior feature protected by this ordinance in such a way that it cannot be readily repaired, and is not also an integral part of the exterior facade of a building.

In addition, the Historic District Commission or its duly authorized subcommittee or agent may issue a Certificate of Non-Applicability for the following elements, and thereby exempt them from further review by the Commission, provided that when the ordinance requires a finding by the Commission, a subcommittee or agent may not issue the Certificate:

1. Replacement of windows with a new window of the same general design and appearance but a change in materials under the following circumstances:
 - a. The new windows are identical in size to the old windows; and
 - b. The style of the windows remains unchanged (e.g., if the old windows were double-hung, the new windows must be double-hung); and
 - c. The details of the windows appear the same from the street (e.g. the use of divided panes or panes that look to be divided).
 - d. The Historic District Commission finds that such replacement will not alter the historic character of the building, with the Commission reserving the right to require true divided panes.
2. Restoration of features of the same general design and appearance as existed historically on a structure under the following circumstances:
 - A. There is adequate documentation or evidence to believe that the restoration is historically accurate; and
 - B. The restoration will not damage other historic features; and
 - C. The Historic District Commission finds that such replacement will not alter the historic character of the building, with the Commission reserving the right to place conditions on the restoration.
- D. Handicapped access ramps designed solely for the purpose of facilitating ingress or egress of a physically handicapped person, as defined in M.G.L. section thirteen A of chapter twenty-two under the following circumstances:
 - 1) The ramp is built to minimize impacts on historical features; and
 - 2) The ramp is built in such a way as to avoid damage to historical features on the building or otherwise insures that historical features can be readily restored if the ramp is removed